



BURR RIDGE ZONING ORDINANCE

SECTION VII TRANSITIONAL DISTRICTS

A. PURPOSE

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

B. GENERAL PROVISIONS

1. Location

All land or areas to be zoned under the provisions of this Section shall be situated adjacent to major thoroughfares (herein defined as a main or heavily traveled street or road with a high degree of continuity and serving as a trafficway between the various districts of Burr Ridge and/or its environs, such as Madison Street, County Line Road, South Frontage Road, and 79th and 91st Streets) or adjacent to existing industrial, commercial or multi-family zoned areas or uses and shall be as designated on the Village's comprehensive land use (master) plan. The Plan Commission and Village Board must satisfy themselves as to the adequacy of the thoroughfares to accommodate any additional traffic and that any additional traffic will not adversely affect the adjacent residential areas.

2. Nuisances

The activities permitted within such districts shall not generate undue noise, vibration, heat, light, glare, fumes, odors, particulate matter, or smoke perceptible at the district boundary lines beyond that which exists generally in the adjacent residential zone, and if they do, such shall constitute a common law nuisance and a nuisance under the Burr Ridge Municipal Code.

3. Hours of Operation

Hours of operation for any use shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. unless a special use is approved by the Board of Trustees upon recommendation of Plan Commission.

4. Operation Within Enclosed Buildings

All activities, except for an enclosed trash dumpster in compliance with Section IV.I.31, permitted within such zones shall be conducted completely within enclosed buildings, except upon prior application and the recommendation of the Plan Commission, the Board may give prior approval to limited outside activities which,



in the judgment of the Village Board, will not hinder the enjoyment of adjoining residential properties.

5. Signs

All signs shall comply with the applicable provisions of the sign regulations of the Burr Ridge Municipal Code, and it is intended that there be limited outdoor signage.

6. Parking

Off-street parking shall be provided in accordance with the provisions of Subsection IV,I,20 and in accordance with the provisions of Section XI of this Ordinance. In no case shall such off-street parking be permitted anywhere in front of the building, whether in the front yard, the interior side yard, the corner side yard or any buildable area in front of the building. Off-street parking shall be prohibited anywhere in the corner side yard or within a buildable area located between the building and the corner side lot line. In addition, off-street parking must comply with the following:

- a. The parking area setback from the rear lot line must be landscaped and may not include drives or other paved areas.
- b. Parking lot lights shall be no more than 15 feet high and shall be limited by the following factors: an average lighting level of 1.0 foot candle with a minimum of 0.75 foot candle; a uniformity ratio of not greater than 4 - to - 1, and lighting distribution shall be provided by cut-off type fixtures located in such a manner that light will not spill onto adjoining properties. All such parking lot lighting shall be extinguished or reduced in intensity to an average of 0.5 foot candles no later than 30 minutes after the close of business. Provided, however, for land which has received zoning and site plan approval prior to May 29, 1984, the requirements regarding parking lot lights shall be as previously approved.

7. Land Coverage

Except for land which has, prior to May 29, 1984, already received zoning and site plan approval, maximum land coverage, including building, parking areas, drives and other paved areas, shall not exceed 66 percent of the total site. For land which previously received approval, maximum land coverage shall be as approved and indicated in the prior approved site plan.

8. Site Plan Review

No building or occupancy permits shall be issued for any land or use without an approved site plan for such land or use. Any building and site development must comply strictly with the approved site plan, and any building or occupancy permit will not be issued, or will be revoked if already issued, if the approved site plan is not strictly complied with. Any site plan shall indicate the locations of proposed and existing buildings and structures and any proposed new additions to the existing buildings and structures, properly arranged facilities, water detention and drainage facilities, landscaping, buffering to the adjacent residential areas, and such other buffering or features as are necessary or appropriate to maintain the residential character of the premises and to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties. Such site plan shall also include and/or be accompanied by the documents and information required under Section XIII of this Ordinance. The Plan Commission in its discretion may waive the requirement of submitting any or all such information in connection with applications for approval of site plans for permitted uses in these districts.



Such site plan, and any accompanying documents or information, shall be filed with the Community Development Director, who shall then refer such site plan and documents to the Plan Commission and the Village Engineer, Village Forester and Building Commissioner for review. The Plan Commission shall review the findings of the Village Engineer, Village Forester and Building Commissioner at the first meeting following receipt of a report of their findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed site plan, or approve it with modification, or shall refer the site plan back to the Plan Commission for reconsideration or modification. The Board's approval of a site plan may be conditioned on future approval of revised landscaping plans or engineering, as may be needed due to required site plan modifications.

9. Design of Buildings and Structures

- a. All buildings and structures located within the transitional districts, except for churches and schools, which by their very nature have unique architectural designs, shall be so designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas. All buildings and structures shall also comply with the requirements for building height, setbacks, lot size and lot width set forth in this Section.
- b. All exterior building facades in the Transitional Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Transitional Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
 1. The majority of the building's façade should be brick, natural stone, precast stone, architectural pre-cast panels, or glass.
 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
 3. Stucco shall be installed as per the manufacturer's specifications.
(9b added by Ordinance A-834-01-12).

10. Landscape Review

As part of Subsection 8, Site Plan Review will include the review of proposed landscape design and improvements. All land and uses must be landscaped in accordance with the general appearance in the residential areas of the Village. Further, all such land and uses must be buffered from adjacent residential uses and residentially zoned properties, except schools and churches, through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan to be submitted to and approved by the Village.



All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping; provided, however, cyclone and chain-link fences and concrete block walls are prohibited. Land adjoining schools or churches, where substantial boundary berming and landscaping is not required, shall provide one landscaped island for each 10 parking spaces within the parking area.

The proposed buffering or parking lot landscaping plan shall be filed with the Community Development Director who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the findings of the Village Forester at the first meeting following receipt of a report of his findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.

No occupancy permit shall be issued until the buffering has been completed in strict accordance with the approved plan.

11. Uses in a Building or Structure

Residential uses shall not be permitted in the same structure or building as non-residential uses.

12. One Building on a Lot

Except as otherwise provided herein (e.g., a church and a school on the same lot), there shall be only one building or structure on any lot.

13. Prohibited Use

Single-family detached residences are prohibited.

14. Lots of Record

If a lot was so designated on a subdivision or re-subdivision plan duly recorded in the office of the Recorder of Deeds of either DuPage County or Cook County, Illinois, or registered with the Registrar of Titles of Cook County, Illinois, prior to May 15, 1983, and if such lot does not meet the minimum lot area and/or lot width requirements set out in Section VII,C or Section VII,D below (whichever is applicable), such lot may be used for the purposes permitted in the transitional districts, provided there is conformance with all the other requirements of this Section VII; provided further, however, if any such designated lot which does not comply with such minimum lot area and/or lot width requirements is under the same ownership as any one or more adjacent lots, then the requirements as to lot area and lot width shall nevertheless apply from and after the date of such common ownership to the extent that compliance may be or was possible through the re-location of lot lines or the re-subdivision or combination of such two or more lots by any such owner into a fewer number of lots.